

**IN THE UNITED STATES DISTRICT COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

PENNSYLVANIA INVESTMENT  
PROPERTIES, II LP,

Plaintiff,

v.

TRUIST BANK in its own right and as  
successor to BRANCH BANKING  
AND TRUST COMPANY (BB&T),

Defendant.

No. 4:22-CV-00555

(Chief Judge Brann)

**ORDER**

**APRIL 4, 2025**

In accordance with the accompanying Memorandum Opinion, **IT IS  
HEREBY ORDERED** that:

1. Plaintiff Pennsylvania Investment Properties, II LP's Partial Motion for Summary Judgment (Doc. 39) is **DENIED**;
2. Defendant Truist Bank's Motion for Summary Judgment (Doc. 36) is **GRANTED IN PART**:
  - a. Plaintiff Pennsylvania Investment Properties, II LP's claim for damages is limited to nominal damages;
  - b. Defendant Truist Bank's Motion for Summary Judgment (Doc. 36) is **OTHERWISE DENIED**; and

3. A telephonic status conference with counsel of record will be scheduled by separate Order.

BY THE COURT:

*s/ Matthew W. Brann*

Matthew W. Brann

Chief United States District Judge